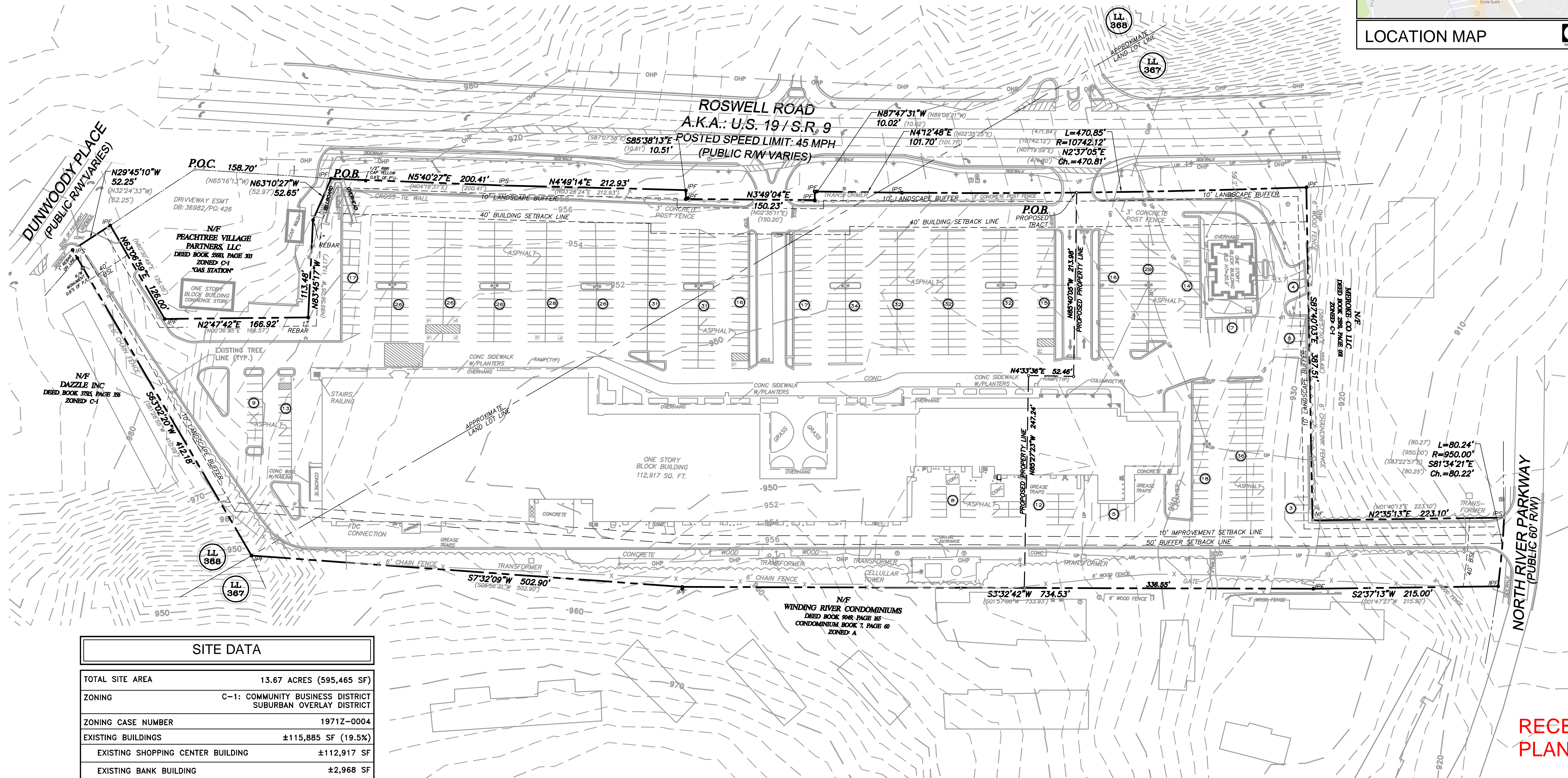
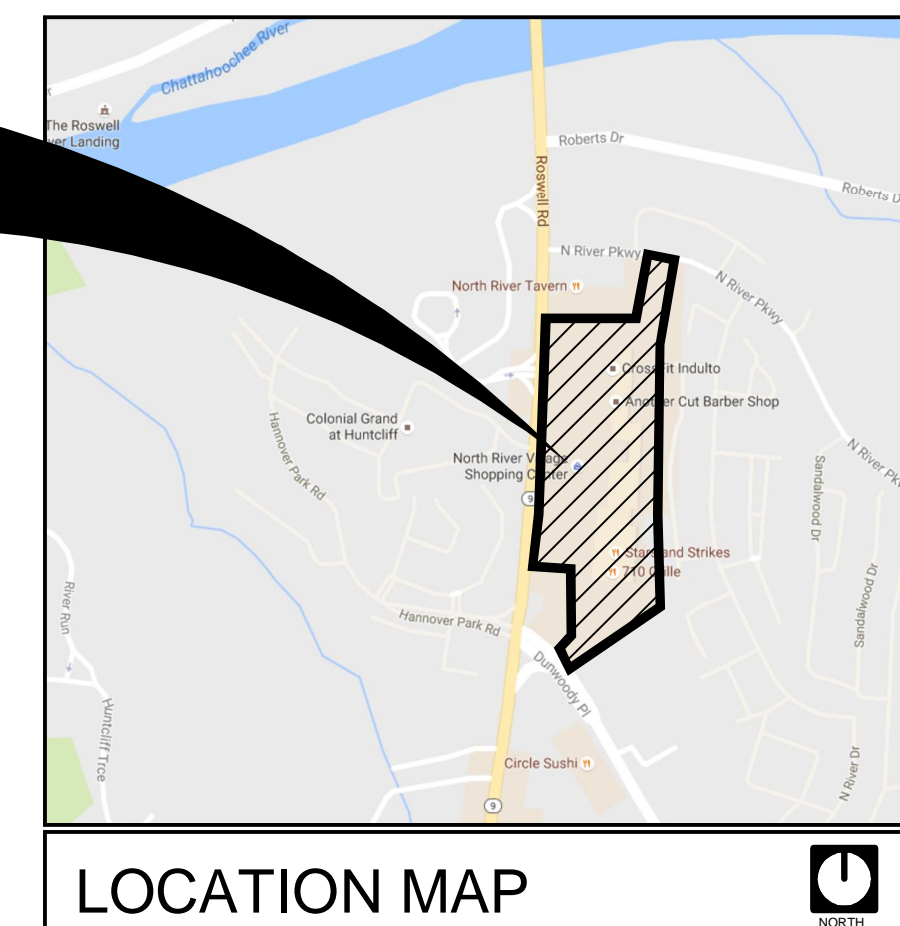
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<h1 style="margin: 0;">DRAWING TITLE</h1> <h2 style="margin: 20px 0 0 0;">REZONING SITE PLAN EXISTING CONDITIONS</h2>		
DRAWING FILE		
DRAWING BY	JNL	DRAWING NO.
DATE	08/01/16	Z-1
PROJECT NO.	4648.03	

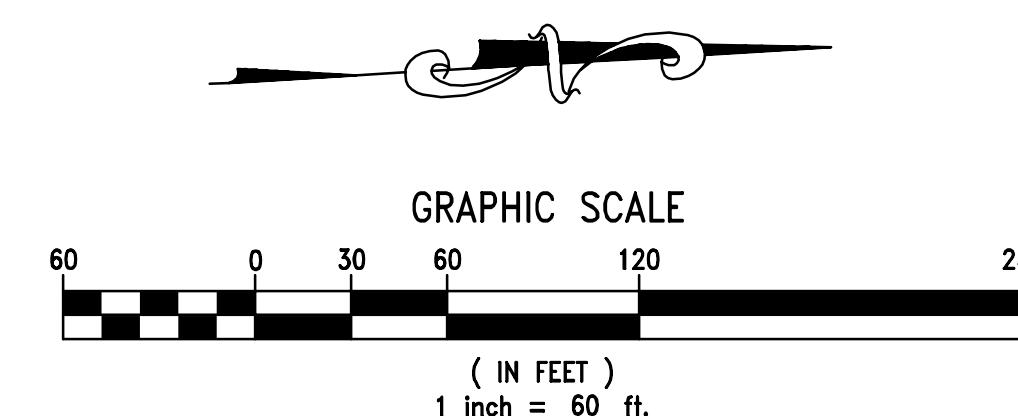


SITE DATA	
TOTAL SITE AREA	13.67 ACRES (595,465 SF)
ZONING	C-1: COMMUNITY BUSINESS DISTRICT SUBURBAN OVERLAY DISTRICT
ZONING CASE NUMBER	1971Z-0004
EXISTING BUILDINGS	±115,885 SF (19.5%)
EXISTING SHOPPING CENTER BUILDING	±112,917 SF
EXISTING BANK BUILDING	±2,968 SF
EXISTING IMPERVIOUS AREA	486,529 SF (81.7%)
EXISTING PERVIOUS AREA	108,936 SF (18.3%)
TOTAL EXISTING ON SITE PARKING SPACES PROVIDED	568 SPACES (INCLUDES 10 HC SPACES) 4.90 SPACES/1,000 SF

BY GRAPHIC PLOTTING ONLY THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE Z AS DEFINED BY THE FEMA FIRM  
PANEL NO. 13121C0063G & 13121C0151G EFFECTIVE DATES SEPTEMBER 18, 2013.



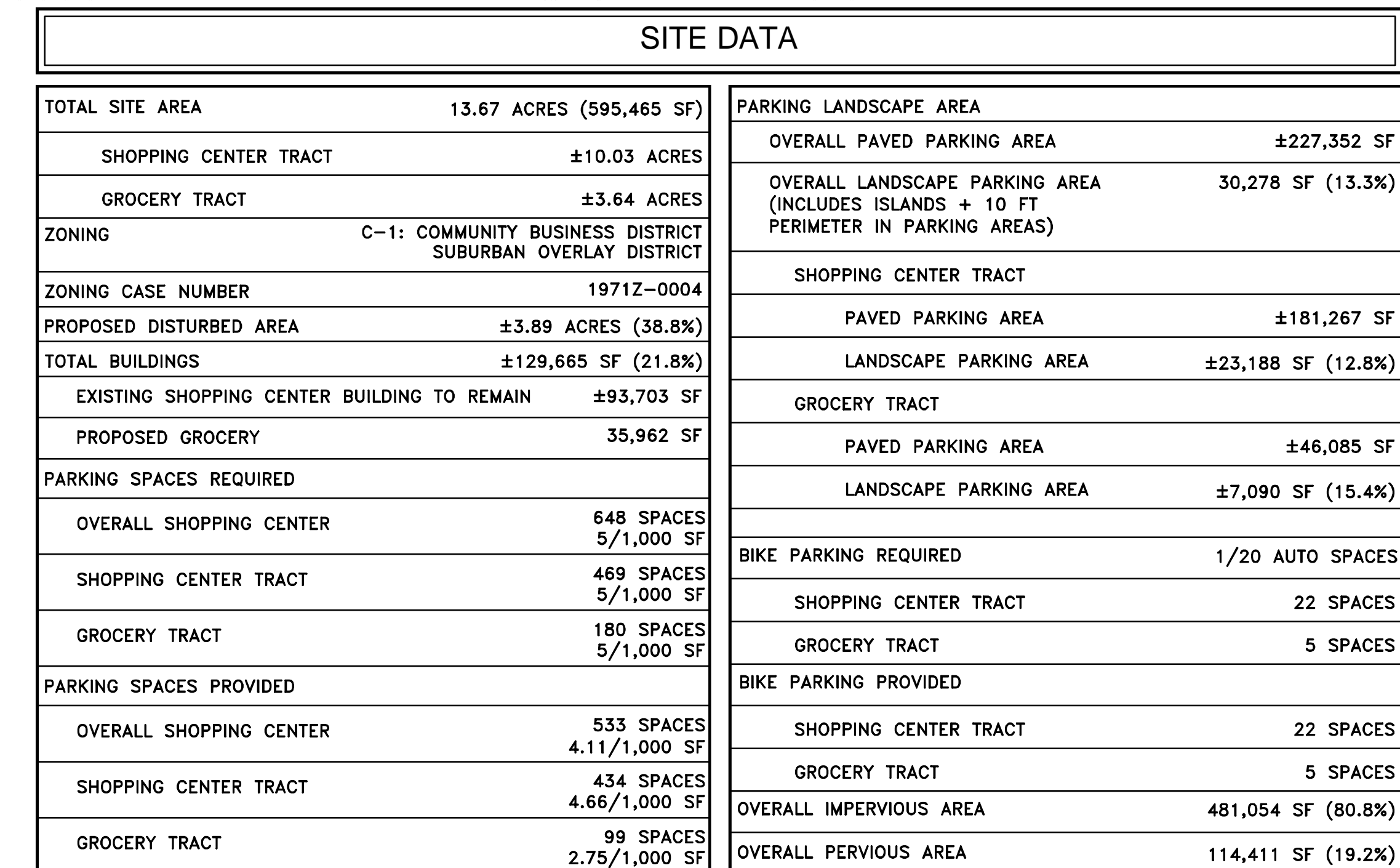
Know what's **below**.  
**Call** before you dig



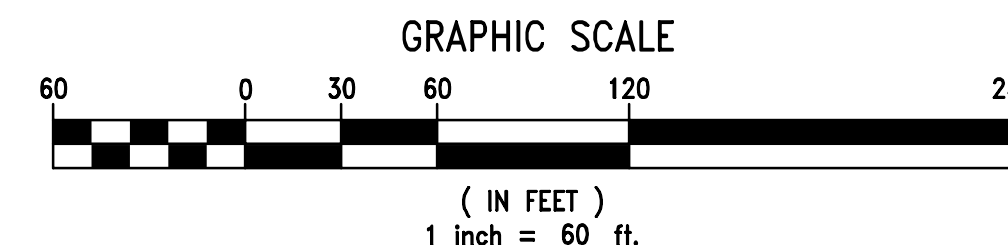
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LANDSCAPE ARCHITECTS \* SURVEYORS







1. INTERIOR LOT LINE 5 FOOT LANDSCAPE BUFFER ALONG PROPOSED PROPERTY LINE. (ZONING ORDINANCE ARTICLE IV, SECTION 4.23.1A)
2. EXISTING IMPROVEMENTS WITHIN 50 FOOT ZONING BUFFER AND 10 FOOT IMPROVEMENT SETBACK. (ZONING ORDINANCE ARTICLE IV, SECTION 4.23.1A)
3. REDUCTION OF REQUIRED OFF-STREET PARKING FOR SHOPPING CENTER TRACT AND GROCERY TRACT. (ZONING ORDINANCE, ARTICLE XVIII SECTION 18.2.1)



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